

ZB# 04-17

Wayne Corts

3-1-33.1 & 33.2

ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
555 UNION AVENUE
NEW WINDSOR, N.Y. 12553
Granted 4-12-04

ZBA #04-17 WAYNE CORTS - SIGNS
STEWART MALL - VARIOUS (3-1-33.1&33.2)

3-1-33.1

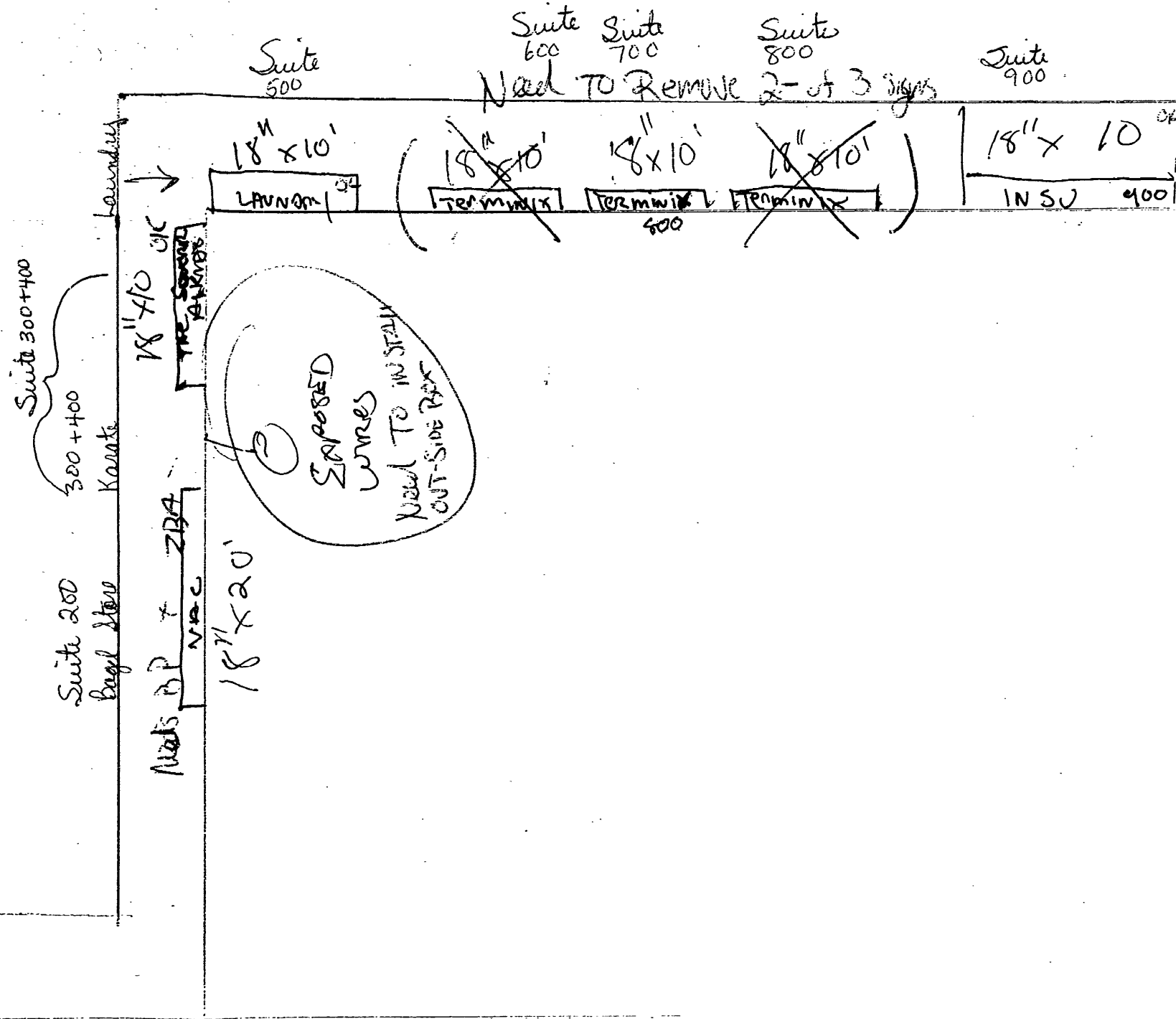
STEWART MALL

Hand-drawn floor plan of a building. The plan includes a large central area labeled "STEWART MALL". To the left of the mall is a vertical corridor labeled "100" and "Needs BP". Below this corridor is a room labeled "2 x 10" and "VAC". To the right of the mall is a horizontal corridor labeled "200" and "Needs BP + ZBA". Below this corridor is a room labeled "19' x 10' OK" and "VAC". To the right of the horizontal corridor is a room labeled "Suite 300" and "19' x 13' 6\"

WAYNE CONTS
914-755-6125

3-1-33.2

Need BP + ZBA Suite 100
18" x 14'
HEARING AID



1

2 of 2

OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (845) 563-4615 TO MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.

DATE: 5/19/03

APPLICANT: Leshelmar Corp.
400 Bamar Drive
Stony Point, NY 10980

COPY

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE:

FOR : Stewart Mall

LOCATED AT: 1008 Little Britain Road

ZONE: NC Sec/ Blk/ Lot: 3-1-33.1

DESCRIPTION OF EXISTING SITE: Existing Retail mini mall

Directory Sign

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. Existing directory sign exceeds maximum height and maximum square footage.

Frank L...
BUILDING INSPECTOR

PERMITTED

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: NC USE: 48-18-II, I, A, (2)

SIGN:

FREESTANDING:

HEIGHT: 15ft

18ft

3ft

WIDTH:

WALL SIGNS:

TOTAL ALL SIGNS:

FEET FROM ANY LOT

cc: Z.B.A., APPLICANT,

#1 + #2
Directory Sign



APPROVED

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be corrected before construction.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and under slab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and percolation test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

MAY 09 2003

BUILDING DEPARTMENT

FOR OFFICE USE ONLY:
Building Permit #: _____

**AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS
REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED**

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

X Owner of Premises Stewart Retailers Inc
X Address 400 BAYMAR DR. Stony Point NY 10980 Phone # 845 786-6000
X Mailing Address SAME Fax # 845 786-3992

Name of Architect _____

Address _____ Phone _____

Name of Contractor _____

Address _____ Phone _____

State whether applicant is owner, lessee, agent, architect, engineer or builder _____

If applicant is a corporation, signature of duly authorized officer. _____

(Name and title of corporate officer)

1. On what street is property located? On the _____ side of _____
(N, S, E or W)
and _____ feet from the intersection of _____

2. Zone or use district in which premises are situated _____ Is property a flood zone? Y _____ N _____

3. Tax Map Description: Section 3 Block 1 Lot ~~33.1~~ 33.1

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy _____ b. Intended use and occupancy _____

5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other

6. Is this a corner lot? _____

7. Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height _____ No. of stories _____

8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____

Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant: Gas _____ Oil _____

Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____

10. Estimated cost _____ Fee \$50.00

date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors: Frank Liel & Louis Krychear
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(845) 563-4818
(845) 563-4895 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____



INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

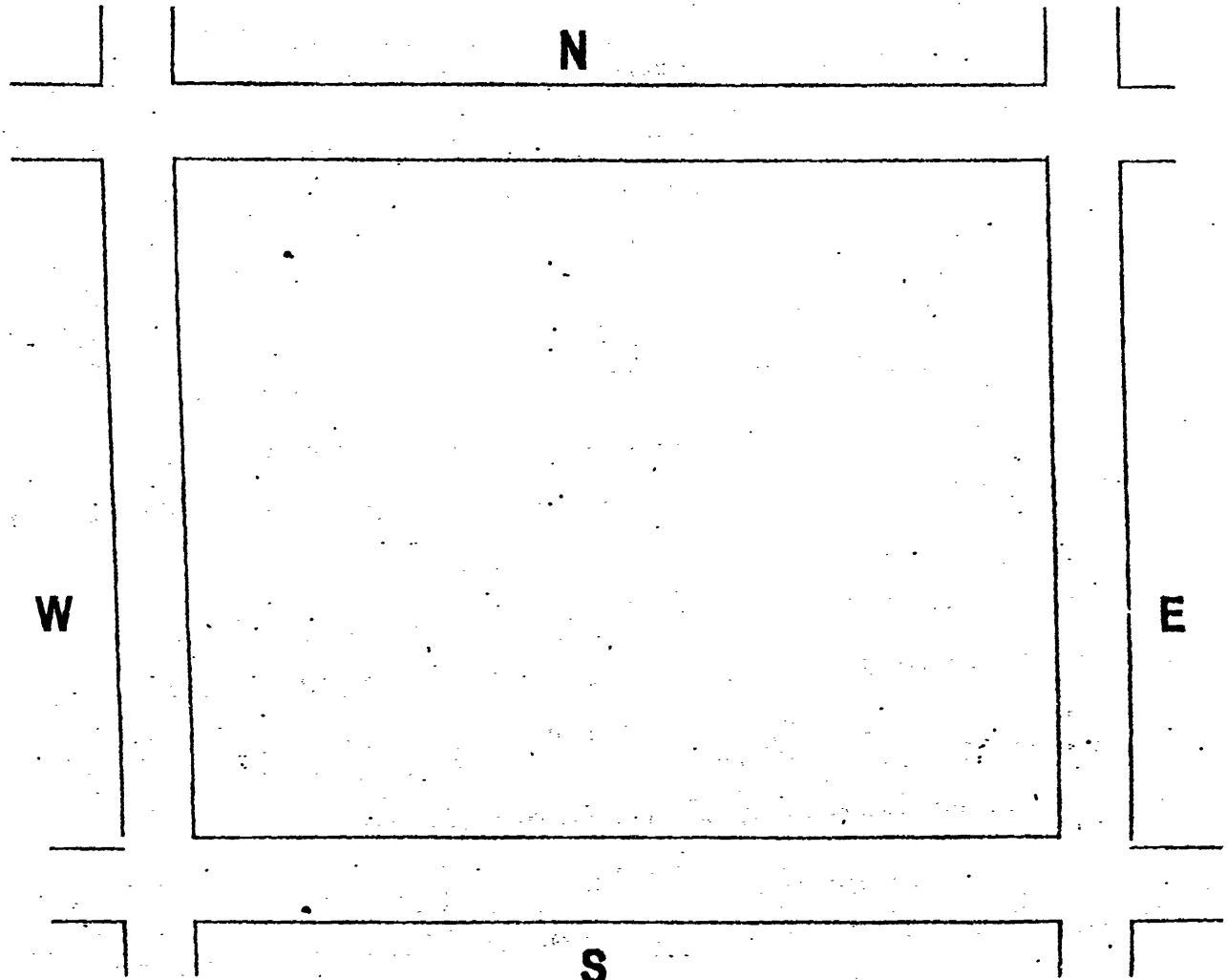
X 
(Signature of Applicant)

(Address of Applicant)

X 
(Owner's Signature)

PLOT PLAN

NOTE: Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.



Stewart

Airport

United States of America

36.21

10.1A (Parcel 1A)

(Hangers 108+109)

1.12
26A

332

33.1

2705

30
4.7A

31.2
2.3A
(C)

31.1
1.3A(C)

28.1
12A(C)

27.22
16.4A

23

PETRO
27.2
1.2A

Newburgh Society for the Prevention
of Cruelty to Animals

26.2
3.4A

11 25.73

709.1

50

4.1

SILVER

4

1.5A

199.7

102.3

102.3

102.3

102.3

102.3

102.3

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102.3



OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

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MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.

DATE: 5/19/03

APPLICANT: Leshelmar Corp.
400 Barnar Drive
Stony Point, NY 10980

COPY

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE:

FOR : Stewart Mall

LOCATED AT: 1008 Little Britain Road

ZONE: NC Sec/ Blk/ Lot: 3-1-33.1

DESCRIPTION OF EXISTING SITE: Dragon Nails II - Suite 300 - front entry

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. Existing 19in x 13ft6in wall sign exceeds maximum length of 10ft.


BUILDING INSPECTOR

PERMITTED

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: NC USE: 48-18, 1-B,(1)

SIGN:

FREESTANDING:

HEIGHT:

WIDTH: 10ft

13ft6in

3ft6in

WALL SIGNS:

Suite 300 #3

TOTAL ALL SIGNS:

FEET FROM ANY LOT

cc: Z.B.A., APPLICANT, F



PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
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1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and underslab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building department completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

RECEIVED

MAY 09 2003

BUILDING DEPARTMENT

FOR OFFICE USE ONLY:
Building Permit #: _____

**AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS
REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED**

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

X Owner of Premises Leshelmar Little Brian Corp

X Address 400 BAMA DR Stony Point NY 10980 Phone # 845-786-6000

X Mailing Address SAME Fax # 845-786-3992

Name of Architect _____

Address _____ Phone _____

Name of Contractor _____

Address _____ Phone _____

State whether applicant is owner, lessee, agent, architect, engineer or builder _____

If applicant is a corporation, signature of duly authorized officer _____
(Name and title of corporate officer)

1. On what street is property located? On the _____ side of _____
(N, S, E or W)
and _____ feet from the intersection of _____

2. Zone or use district in which premises are situated _____ Is property a flood zone? Y _____ N _____

3. Tax Map Description: Section 3 Block 1 Lot 33.1

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy _____ b. Intended use and occupancy _____

5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other

6. Is this a corner lot? _____

7. Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height _____ No. of stories _____

8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____

Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant: Gas _____ Oil _____
Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____

10. Estimated cost _____ Fee \$50.00

Occupancy
2 x 6
sign
for
Dragon
Nails
II

____/____/____
date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors: Frank Lisi & Louis Krychear
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(845) 563-4818
(845) 563-4895 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
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- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

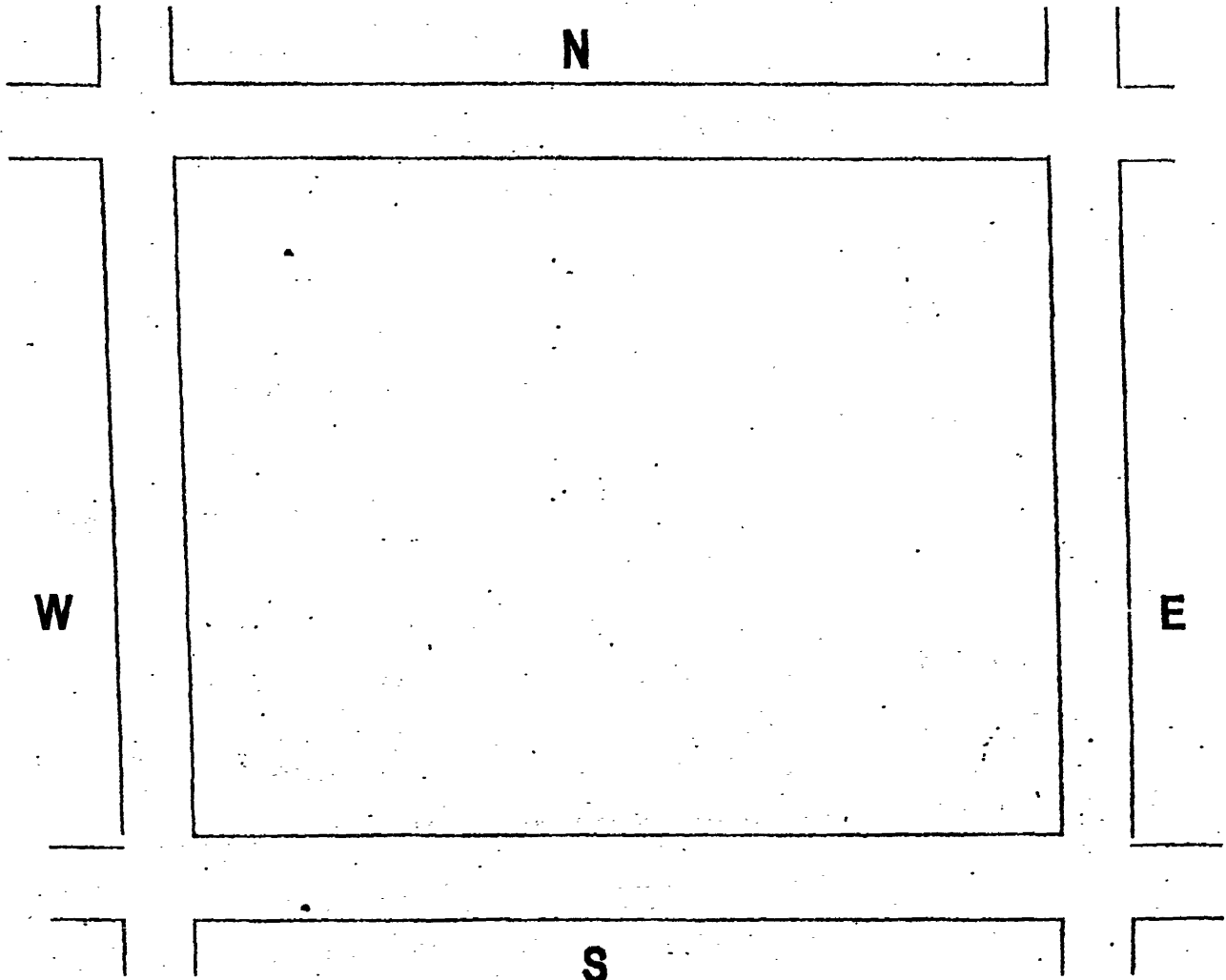

(Signature of Applicant)

(Address of Applicant)


(Owner's Signature)

PLOT PLAN

NOTE: Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.



Stewart

Airport

United States of America

36.21

10.1A (Parcel 1A)
(Meters 1051109)

4.1

SILVER

1.5

192

1.12

26A

MAP
332
3A
(2)
170.0

33.1

2705

30

4.7A

31.2

2.3A

(C)

31.1

1.3A(C)

28.1

12A(C)

NEW

WINDSOR

SCHOOL

27.22

16.4A

Newburgh Society for the Prevention
of Cruelty to Animals

2

PETRO

27

1.2

25.83

708.1

26.2

34A

32.2

32.1

29

4749

NO. 207

6887

6A

OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

COPY

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

DATE: February 10, 2004

APPLICANT: Wayne Corts - WC Greens Corp.
3 Victoria Court
Central Valley, NY 10917

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: 2/10/04

FOR : Stewart Mall

LOCATED AT: 1008 Little Britain Rd.

ZONE: Sec/ Blk/ Lot: 3-1-33.1

DESCRIPTION OF EXISTING SITE: Existing Mall *Suite 100 + 200 - front bldg*

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. Existing 19" X 13' 6" for Suite 100 & 200 exceeded maximum length of 10'.

Robert J. Lee
BUILDING INSPECTOR

PERMITTED

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: NC

USE: 48-18-B.1

SIGN:

FREESTANDING:

HEIGHT:

WIDTH:

10'

13'6"

3' 6"

WALL SIGNS:

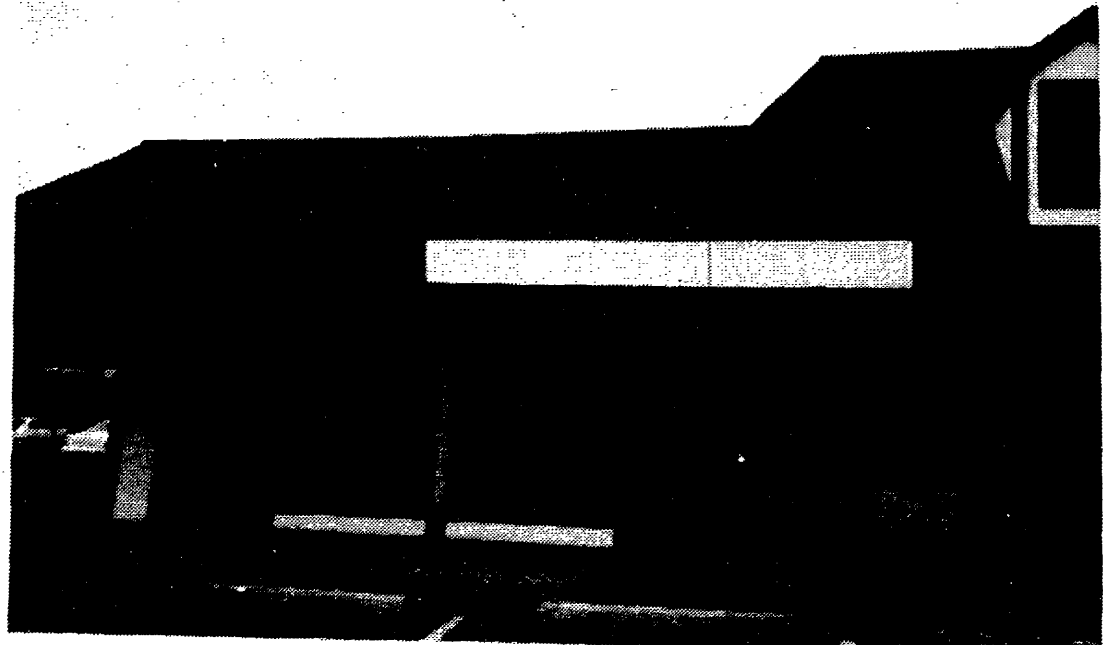
TOTAL ALL SIGNS:

FEET FROM ANY LOT LINE:

#4

Suite 100 + 200

cc: Z.B.A., APPLICANT, F



609

36.21

10.17 (Parcel 19)
(Hangers 108+109)



SECTION 34

Y-NEW YORK

TOWN O

of Revision

3-1-02

Technician

COBY

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

MS-C-1000
Suite 200 (Front Bldg)
3-1-33.1

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and underlab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

COPY

19" X 13-6" = BA

RECEIVED

FEB 10 2004

FOR OFFICE USE ONLY:
Building Permit #: 2004-103

BUILDING DEPARTMENT

AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises WAYNE CORTS - WC GREENS CORP.
Address 3 VICTORIA CT, CENTRAL VALLEY, NY 10917 Phone # 845-928-6000
Mailing Address SAME Fax # 845-928-6747
Name of Architect NONE
Address _____ Phone _____
Name of Contractor NONE

Address _____ Phone _____

State whether applicant is owner, lessee, agent, architect, engineer or builder OWNER

If applicant is a corporation, signature of duly authorized officer W. J. [Signature] - OWNER
(Name and title of corporate officer)

1. On what street is property located? On the _____ side of map Attached
(N, S, E or W)
and _____ feet from the intersection of _____

2. Zone or use district in which premises are situated _____ Is property a flood zone? Y _____ N _____

3. Tax Map Description: Section 3 Block 1 Lot 33.1

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy _____ b. Intended use and occupancy VAC - STORE

5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other

6. Is this a corner lot? _____

Sign 19x13.6

7. Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height _____ No. of stories _____

8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____

Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant: Gas _____ Oil _____
Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____

10. Estimated cost _____ Fee \$50-

cn # 1308

ZONING BOARD
PAID

____/____/____
date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors: Frank Liel & Louis Krychear
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(845) 563-4618
(845) 563-4695 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

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[Signature]
(Signature of Applicant)

3 Victoria Ct, Central Valley, NY 10917
(Address of Applicant)

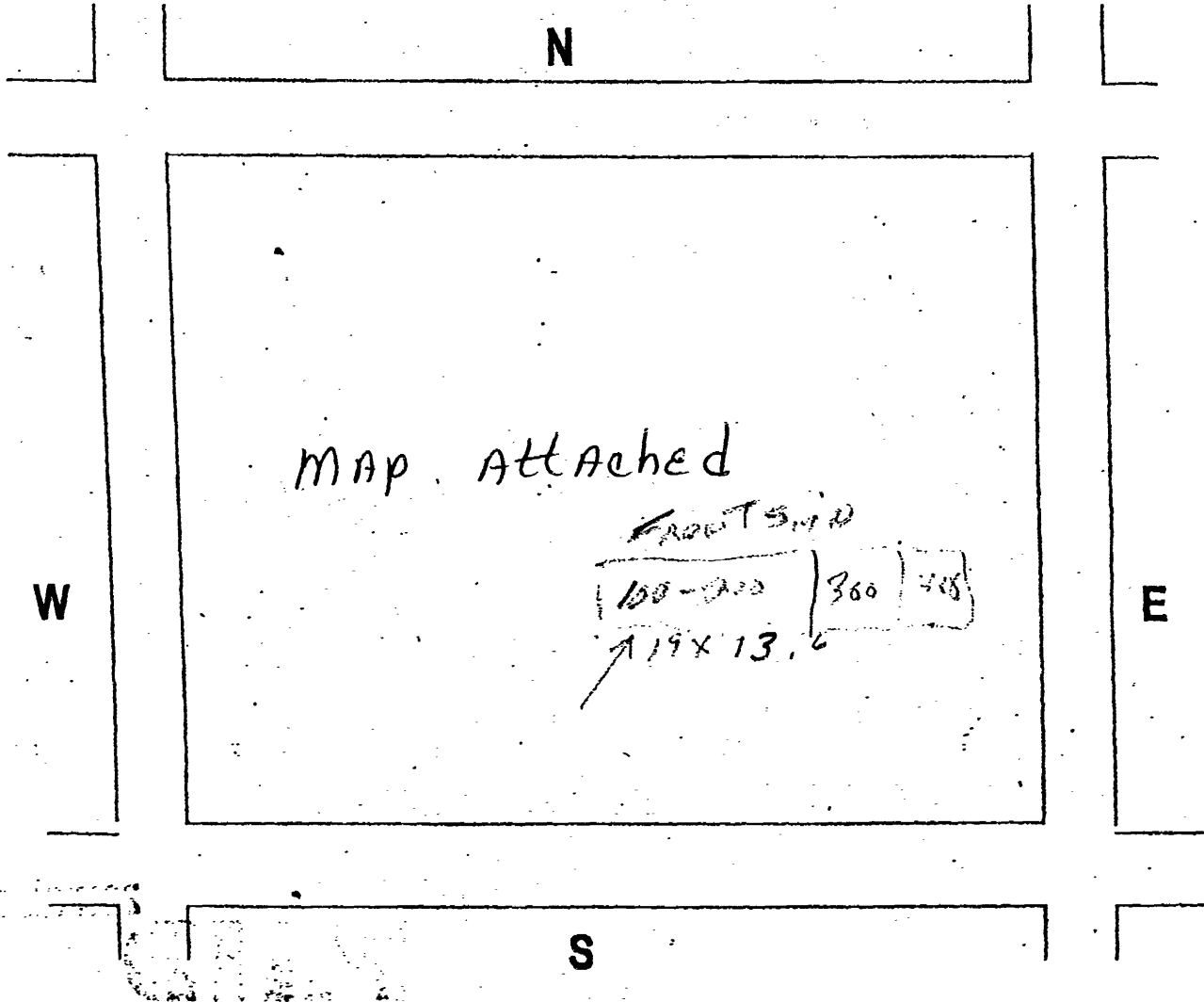
[Signature]
(Signature of Applicant)

3 Victoria Ct, Central Valley, NY 10917
(Address of Applicant)

PLOT PLAN

NOTE:

Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.



OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (845) 563-4615 TO
MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.

DATE: 5/19/03

APPLICANT: Stewart Retailers Inc.
400 Bamar Drive
Stony Point, NY 10980

COPY

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE:

FOR : Stewart Mall

LOCATED AT: 1012 Little Britain Road

ZONE: NC Sec/ Blk/ Lot: 3-1-33.2

DESCRIPTION OF EXISTING SITE: Hearing Aid Center

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. Existing 18in x 14ft wall sign exceeds maximum length of 10ft.


BUILDING INSPECTOR

PERMITTED 10ft

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: USE: 48-18, 1-B, (1)

SIGN:

FREESTANDING:

HEIGHT:

WIDTH:

14ft

4ft

WALL SIGNS:

TOTAL ALL SIGNS:

FEET FROM ANY LOT L

cc: Z.B.A., APPLICANT, FIL



PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
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RECEIVED

MAY 09 2003

BUILDING DEPARTMENT

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and under slab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
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13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and there is no fee for this.

FOR OFFICE USE ONLY:
Building Permit #: _____

**AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS
REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED**

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

X Owner of Premises Stewart Retailers Inc
X Address 400 BAMAR DR Stony Point NY 10980 Phone # 845-786-6000
X Mailing Address SAME Fax # 845-786-3992

Name of Architect _____

Address _____ Phone _____

Name of Contractor _____

Address _____ Phone _____

State whether applicant is owner, lessee, agent, architect, engineer or builder _____

If applicant is a corporation, signature of duly authorized officer _____

(Name and title of corporate officer)

1. On what street is property located? On the _____ side of _____
(N, S, E or W)
and _____ feet from the intersection of _____

2. Zone or use district in which premises are situated _____ Is property a flood zone? Y _____ N _____

3. Tax Map Description: Section 3 Block 1 Lot 33.2

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy _____ b. Intended use and occupancy _____

5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other _____

6. Is this a corner lot? _____

7. Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height _____ No. of stories _____

8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____

Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant: Gas _____ Oil _____
Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____

10. Estimated cost _____ Fee \$50.00

Occupancy
2 x 6
Sign
for
Hearing
Aid Center

____/____/____
date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors: Frank Lal & Louis Krychear
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(845) 563-4818
(845) 563-4895 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

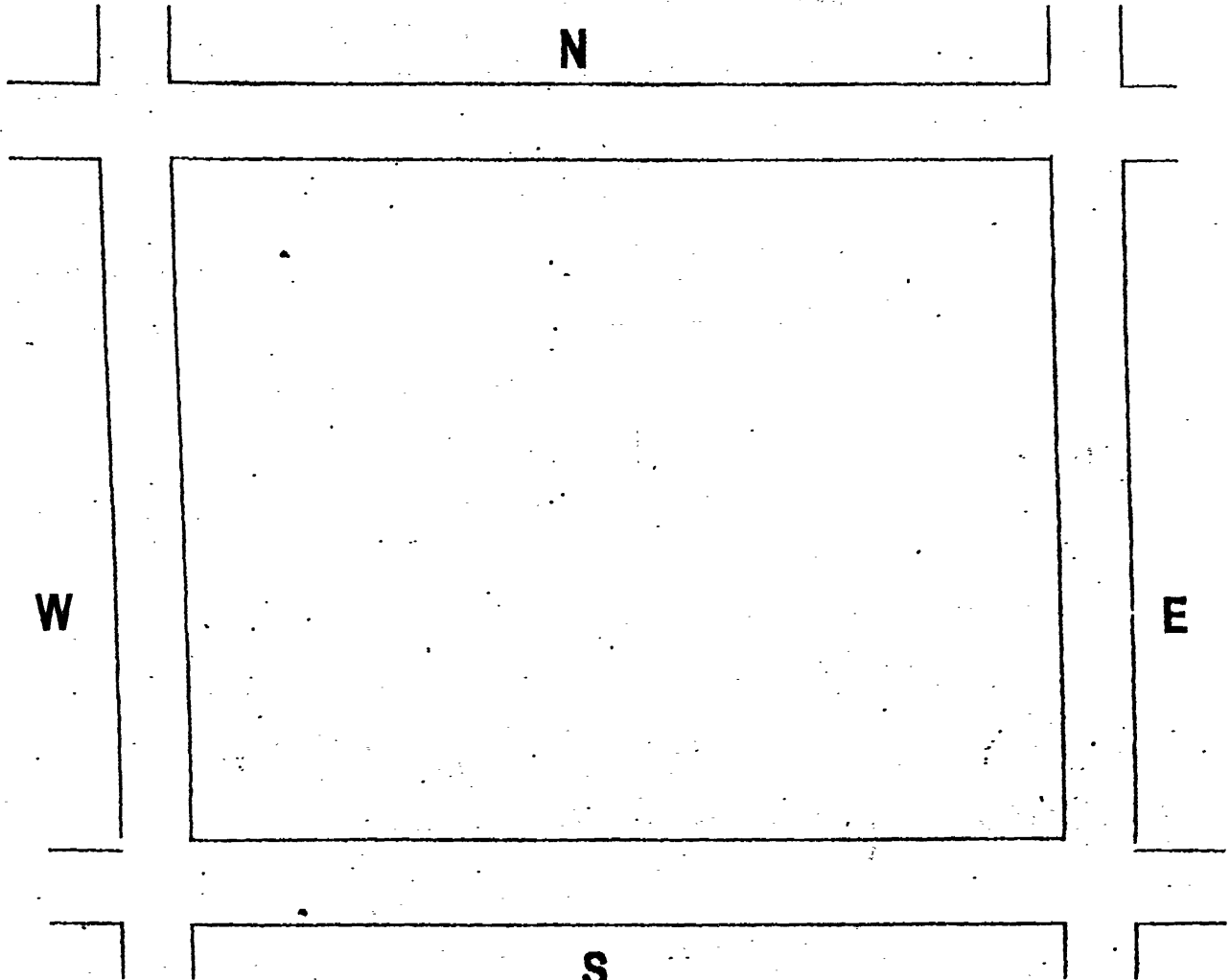

(Signature of Applicant)

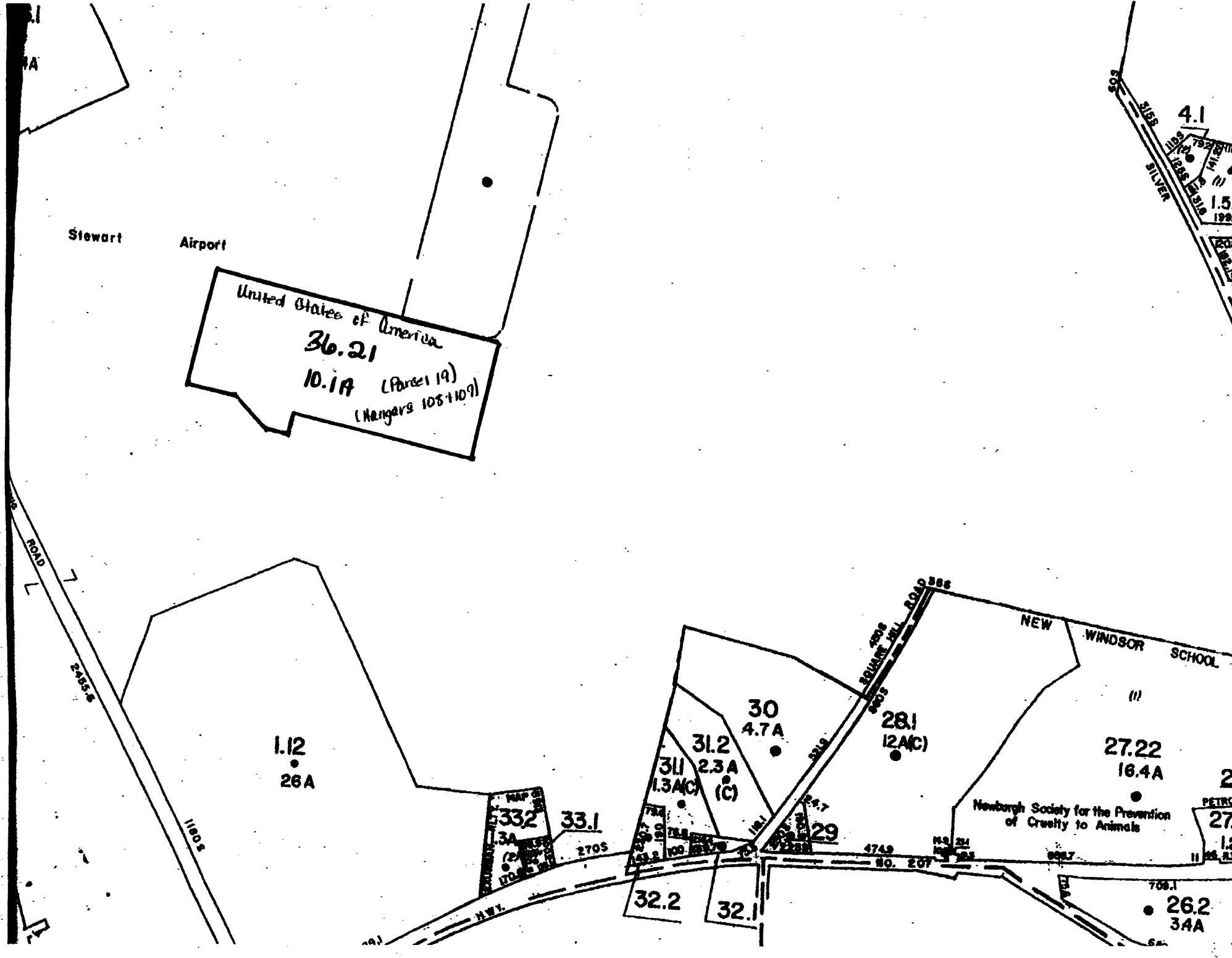
(Address of Applicant)


(Owner's Signature)

PLOT PLAN

NOTE: Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.





Stewart

Airport

United States of America

36.21

10.1A (Parcel 1A)
(Hangers 105+107)

1.12
26A

MAP
5332
3A
(2)
170.5

33.1

2705

32.2

32.1

30
4.7A

31.2
2.3A
1.3AC (C)

28.1
12AC

29

NEW WINDSOR SCHOOL

27.22
16.4A

Newburgh Society for the Prevention
of Cruelty to Animals

2
PETRO
27
1.2
11 25.23

26.2
34A

OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

COPY

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

DATE: 2/10/04

APPLICANT: WC Greens Corp.
3 Victoria Court
Central Valley, NY 10917

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE:

FOR : Existing Sign

LOCATED AT: 1012 Little Britain Road

ZONE: NC Sec/ Blk/ Lot: 3-1-33.2

DESCRIPTION OF EXISTING SITE: Existing Mall *Bagel Store Suite 200*

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. Existing 2ft6inx20ft wall sign, exceeds maximum permitted length of 10ft.


BUILDING INSPECTOR

PERMITTED

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: NC USE: 48-18-B-1

SIGN:

FREESTANDING:

HEIGHT:

WIDTH:

10ft

20ft

10ft

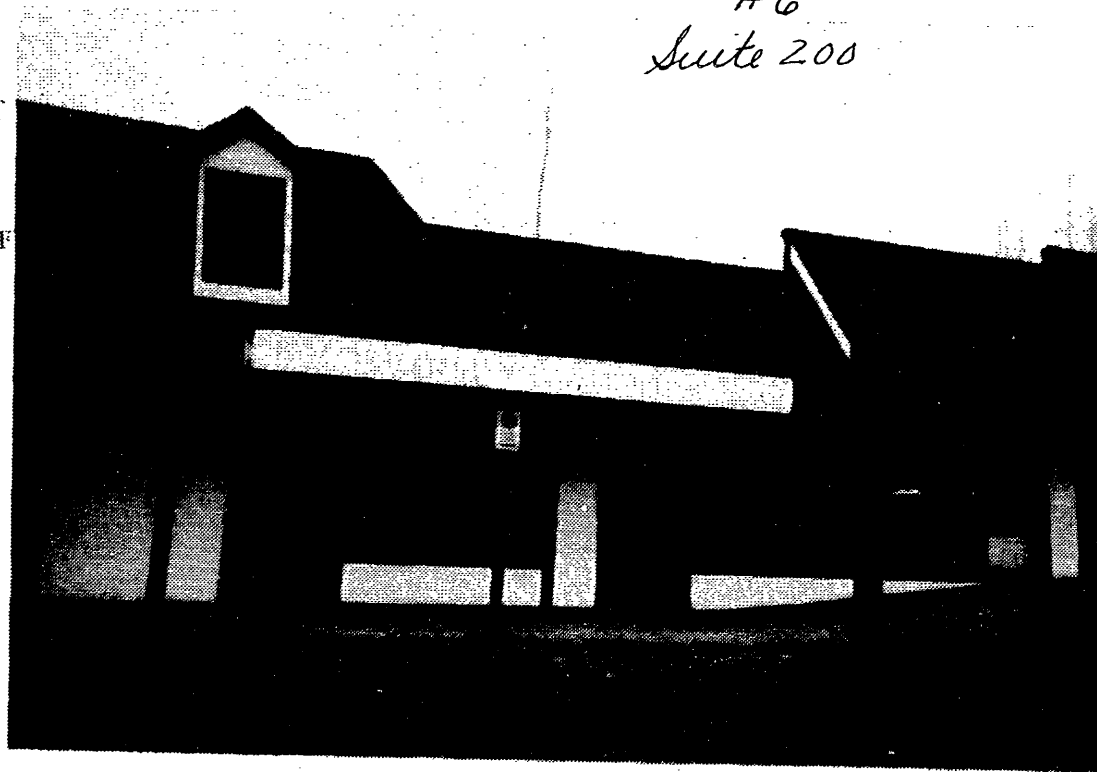
WALL SIGNS:

TOTAL ALL SIGNS:

FEET FROM ANY LOT

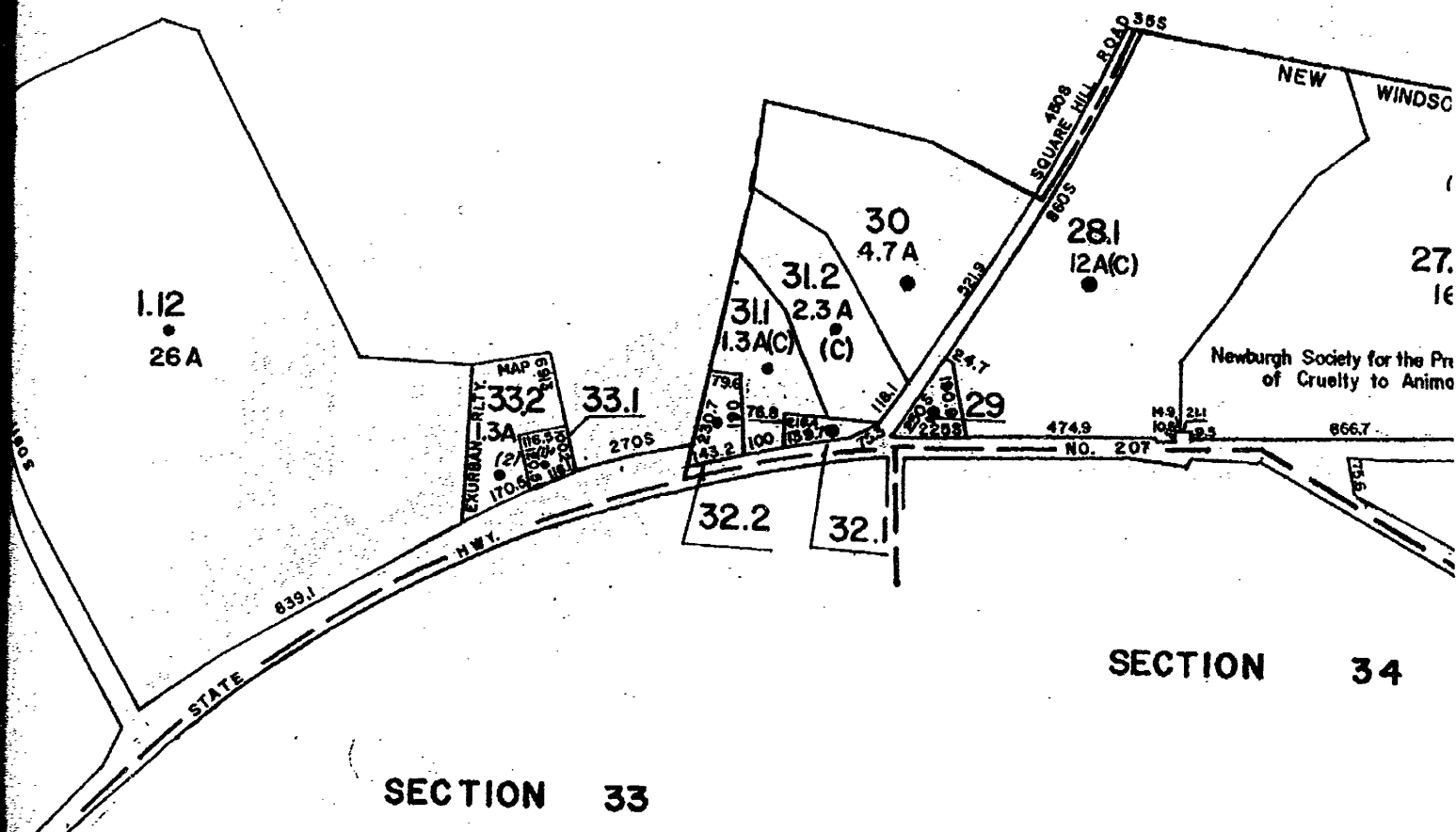
cc: Z.B.A., APPLICANT, F

#6
Suite 200



COPY

United States of America
36.21
10.1A (Parcel 19)
(Hangars 108+109)



Y-NEW YORK

TOWN O

of Revision 3-1-02

Technician

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
IMPORTANT
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

1. When excavating is complete and footing forms are in place (before pouring).
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and under slab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and percolation test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and there is no fee for this.

RECEIVED

AUG 26 2003

COPY

BUILDING DEPARTMENT

FOR OFFICE USE ONLY:

Building Permit #: 2003-1094

AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS REQUIRED BEFORE THE BUILDING PERMIT APPLICATION WILL BE ACCEPTED AND/OR ISSUED

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

X Owner of Premises JOSEPH FALLACARO

X Address 4 MARINO DRIVE WALLKILL 12589 Phone # 845-566-0278

X Mailing Address 4 MARINO DRIVE WALLKILL NY 12589 Fax # _____

Name of Architect _____

Address _____ Phone _____

Name of Contractor _____

Address _____ Phone _____

State whether applicant is owner, lessee, agent, architect, engineer or builder _____

If applicant is a corporation, signature of duly authorized officer _____
(Name and title of corporate officer)

1. On what street is property located? On the _____ side of 1012 Little Britain Suite 200
(N, S, E or W)
and _____ feet from the intersection of _____

2. Zone or use district in which premises are situated _____ Is property a flood zone? Y _____ N _____

3. Tax Map Description: Section _____ Block _____ Lot _____

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.

a. Existing use and occupancy _____ b. Intended use and occupancy _____

5. Nature of work (check if applicable) ☐ New Bldg. ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☒ Other

6. Is this a corner lot? _____ Occupancy for Bagel Deli

7. Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height _____ No. of stories _____

8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____

Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant: Gas _____ Oil _____
Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____

9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____

10. Estimated cost _____ Fee \$ 50

Cash

PAID

date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors: Frank Liel & Louis Krysheer
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(845) 563-4818
(845) 563-4895 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

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(Signature of Applicant)

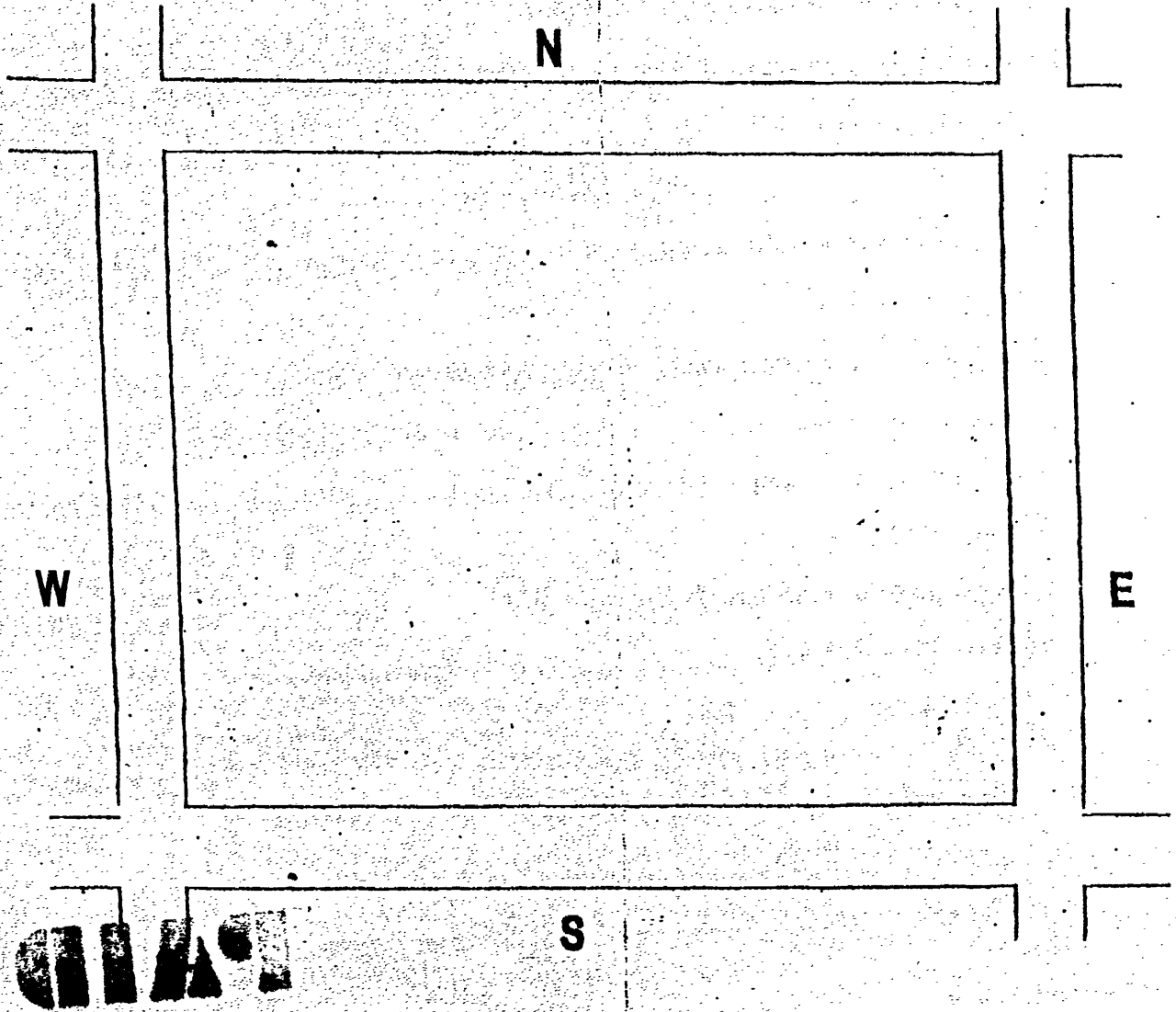
(Address of Applicant)

(Owner's Signature)

(Owner's Address)

NOTE:

Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.



PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS

IMPORTANT

VOLUNTARY ONLY - NOT ALL REQUIREMENTS



-----X
In the Matter of the Application of
WAYNE CORTS

**MEMORANDUM OF
DECISION GRANTING
SIGN**

CASE #04-17
-----X

WHEREAS, William Eich representing Wayne Corts, owner(s) of 1008 Little Britain Road, New Windsor, New York, 12553, has made application before the Zoning Board of Appeals for a/an Request for Sign Variances as follows:

TAX MAP #3-1-33.1 Directory Sign - 3 feet Height (48-18-H,1,A,(2))
 Directory Sign - 80 sq. ft. From Lot Lines (48-18-H,1,A,(2))
 Suite 300 Wall Sign – 3 ft. 6 in. Width (48-18,1-B,(1))
 Suite 100 & 200 Wall Sign – 3 ft. 6" Width (48-18-B.1)

TAX MAP #3-1-33.2 Suite 100 Wall Sign – 4 feet Width (48-18,1-B(1))
 Suite 200 Wall Sign – 10 ft. Width (48-18-B-1)

All in an NC Zone and;

WHEREAS, a public hearing was held on April 12, 2004 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, William Eich representing Wayne Corts appeared on behalf of this Application; and

WHEREAS, there were no spectators appearing at the public hearing; and

WHEREAS, no one spoke in favor of or in opposition to the Application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.
2. The Evidence presented by the Applicant showed that:

- (a) The property is a commercial property located in a neighborhood of commercial properties and consists of a shopping mall.
- (b) The application is in connection with variances with signs that have been in place for approximately fifteen years. The applicant does not propose any changes in the signs as they presently exist.
- (c) The applicant has already removed a number of signs on the property as requested by the Building Department.
- (d) In locating the signs, the applicant will not be removing any substantial trees or vegetation.
- (e) None of the signs will create the ponding or collection of water or divert the flow of water drainage.
- (f) Some of the signs are internally illuminated with a steady light.
- (g) No sign will be located or illuminated in such a way as to impair the safe operation of motor vehicles on the adjacent highway.
- (h) There have been no complaints, either formal or informal, about the signs.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variance(s) will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.
2. There is no other feasible method available to the Applicant that can produce the benefits sought.
3. The variance(s) requested are substantial in relation to the Town regulations but, nevertheless, are warranted.
4. The requested variance(s) will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.
5. The difficulty the Applicant faces in conforming to the bulk regulations is self-created but, nevertheless, should be allowed.

6. The benefit to the Applicant, if the requested variance(s) are granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.
7. The requested variance(s) are/is appropriate and are/is the minimum variance(s) necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.
8. The interests of justice will be served by allowing the granting of the requested sign variance(s).

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a Request for Sign Variances as follows:

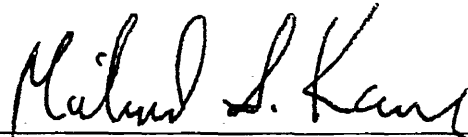
TAX MAP #3-1-33.1	Directory Sign - 3 feet Height (48-18-H,1,A,(2)) Directory Sign - 80 sq. ft. From Lot Lines (48-18-H,1,A,(2)) Suite 300 Wall Sign - 3 ft. 6 in. Width (48-18,1-B,(1)) Suite 100 & 200 Wall Sign - 3 ft. 6" Width (48-18-B.1)
TAX MAP #3-1-33.2	Suite 100 Wall Sign - 4 feet Width (48-18,1-B(1)) Suite 200 Wall Sign - 10 ft. Width (48-18-B-1)

All in an NC Zone as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and/or Building Inspector and Applicant.

Dated: April 12, 2004



Chairman



Town of New Windsor

**555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695**

OFFICE OF THE ZONING BOARD OF APPEALS

August 10, 2004

Wayne Corts
3 Victoria Ct.
Central Valley, NY 10917

SUBJECT: REQUEST FOR VARIANCE #04-17

Dear Mr. Corts:

Please find enclosed two copies of the Formal Decision for your case before the Zoning Board of Appeals. Please keep these copies in your records for future reference if needed.

If you are in need of any further assistance or have any questions in this matter, please feel free to contact me at the above number.

Very truly yours,

Myra Mason, Secretary to the
NEW WINDSOR ZONING BOARD

MLM:mlm

cc: Michael Babcock, Building Inspector

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
OFFICE
845-563-4615**

MEMORANDUM

TO: LARRY REIS, COMPTROLLER
FROM: MYRA MASON, SECRETARY TO THE ZONING BOARD
DATE: JUNE 28, 2004
SUBJECT: ESCROW REFUND

**PLEASE ISSUE A CHECK IN THE AMOUNT OF \$ 386.00 TO CLOSE OUT
ESCROW FOR:**

ZBA FILE #04-17

NAME & ADDRESS:

**William Eich
2 Holly Ct.
Highland Mills, NY 10930**

THANK YOU,

MYRA

L.R.6-28-04



**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS
RECORD OF CHARGES & PAYMENTS**



FILE #04-17 TYPE: AREA

APPLICANT Name & Address:

William Eich

2 Holly Ct.

Highland Mills, NY 10930

TELEPHONE: 742-0485

RESIDENTIAL:	\$ 50.00	CHECK # _____
COMMERCIAL	\$ 150.00	CHECK # <u>1309</u>
INTERPRETATION	\$ 150.00	CHECK # _____

ESCROW: COMMERCIAL \$500.00 CHECK # 1310

~~~~~

| <u>DISBURSEMENTS:</u>        |                | MINUTES<br>\$5.50 / PAGE | ATTORNEY<br>FEE |
|------------------------------|----------------|--------------------------|-----------------|
| PRELIMINARY:                 | <u>5</u> PAGES | \$ <u>27.50</u>          | \$ <u>35.00</u> |
| 2 <sup>ND</sup> PRELIMINARY: | ___ PAGES      | \$ _____                 | \$ _____        |
| PUBLIC HEARING:              | <u>3</u> PAGES | \$ <u>16.50</u>          | \$ <u>35.00</u> |
| PUBLIC HEARING:              | ___ PAGES      | \$ _____                 | \$ _____        |

TOTAL:      \$ 44.00      \$ 70.00

~~~~~

ESCROW POSTED:	\$ 500.00
LESS: DISBURSEMENTS:	\$ <u>114.00</u>

AMOUNT DUE: \$ _____

REFUND DUE: \$ 386.00

Cc:
Wayne Corts
3 Victoria Ct.
Central Valley, NY 10917

WILLIAM EICH (04-17)

MR. KANE: Request for sign variances as follows, directory sign, 3 ft. height, directory sign, 80 sq. ft. from lot lines, suite 300 wall sign, 3 ft. 6 in. width, suite 100 & 200 wall sign, 3 ft. 6 in. width all on Route 207 in an NC zone.

Mr. William Eich appeared before the board for this proposal.

MR. EICH: My name is William Eich, I'm representing WC Greens Corporation, LLC which is the owners of Stewart Mall. I'm interested in variances on signs that have been hanging for the last 15 years and we're just trying to make them legal. There was a directory sign which is three foot too high that's been standing there as per pictures that I supplied, these are the front views ones you asked at the last meeting to bring in to you, the other ones we're talking only three feet in length, we removed other signs that the building department asked us to take down that some stores had two signs weren't allowed per store.

MR. KANE: Basically, these are all existing signs that have been there?

MR. EICH: Yes.

MR. KANE: We're making them all legal, at this point, you've removed a number of signs that were on the property to clean that up too so you don't feel that this is an unfair request to have these small variances approved.

MR. EICH: See when the new owner bought this property there was 10,000 held in escrow and it's been there for the last six months with the promise of clearing up these violations that were in the mall.

MR. KANE: Cutting down any trees or substantial shrubbery with the signs?

MR. EICH: No, sir.

MR. KANE: Creating any water hazards or runoffs?

MR. EICH: No, sir.

MR. KANE: Are the signs illuminated?

MR. EICH: Lit, some are, some aren't.

MR. KANE: Internally lit?

MR. EICH: Nothing flashing.

MR. KANE: Nothing that would hinder the vision of any drivers going up and down the highway there?

MR. EICH: No, there are plastic covers over the top, if anything, it lights it up for safety and protection if anybody's in there.

MR. KANE: Any complaints formally or informally about the signs over the last couple years to your knowledge?

MR. EICH: None other than the building department.

MR. KANE: At this point, I will open it up to the public hearing. There's nobody in the audience, including the next hearing and we'll close the public portion of the hearing, ask Myra to read mailings.

MS. MASON: On the 26th of March, 15 addressed envelopes were mailed out and I had no responses.

MR. BABCOCK: Mr. Chairman, I'd just like to say the applicant's worked with us a great deal in removing signs that were there long before he was involved in

this project to get this closer to compliance.

MR. KANE: So your feeling is the building inspectors, they've done a good job of clearing up a lot of unnecessary signs and what they're keeping there is what they need?

MR. BABCOCK: Yes.

MR. KANE: Okay, gentlemen, any other questions?

MR. MC DONALD: No.

MR. RIVERA: How many mailings were sent out?

MS. MASON: You weren't listening, 15 envelopes went out on the 26th of March.

MR. KANE: I'll accept a motion if you're ready.

MR. RIVERA: That we grant William Eich for Stewart Mall the requested sign variances as follows, as listed on tax map 3-1-33.1 and 33.2.

MR. KANE: As stated in the agenda is fine.

MR. RIVERA: As stated in the agenda.

MR. MC DONALD: Second it.

ROLL CALL

MR. RIVERA	AYE
MR. MC DONALD	AYE
MR. KANE	AYE

WILLIAM EICH (FOR STEWART MALL) #04-17

Mr. William Eich appeared before the board for this proposal.

MR. KANE: Request for sign variances as follows: Tax Map #3-3-33.1, directory sign, 3 feet height, directory sign, 80 square feet from lot lines, suite 300 wall sign, 3 ft. 6 in. width, suite 100 & 200 wall sign, 3 ft. 6 inch. Tax map #3-1-33.2, Suite 100 wall sign, 4 ft. width and Suite 200 wall sign 10 ft. width all on Rt. 207 in an NC zone.

MR. EICH: Good evening, I'm representing this application. I'm the manager of this and I'm out for some variances tonight.

MR. KANE: Are these existing signs, William, or is this new stuff?

MR. EICH: No, these are all existing signs that have been there for the last 15 years. There was more signs up, we complied with the building department and took all the extra signs down, so there's only one sign up per business, couple of them are three foot too long that have been there and all the rest of the signs like there's seven other stores are the right width. This directory sign is 3 foot 2 too high, it's been there for 15 years and I'm out to get a variance on that extra three foot. That's on Route 207 Stewart Mall.

MR. KANE: Is that internally lit on those signs on that directory sign?

MR. EICH: Yes, sir.

MR. KANE: Non-flashing?

MR. EICH: Non-flashing.

MR. KANE: Are those lights above it?

MR. EICH: It's a bird or something up there, that's something sitting up there, I don't know. No, I'm sorry, there's a, there's another big pole light behind off to the side, I'm sorry.

MR. KANE: So that's just an optical illusion then?

MR. EICH: Yes, sir.

MR. KANE: Thank you.

MR. EICH: And this is on a timer, goes on at 5 o'clock at night and goes off at 6 in the morning.

MR. KANE: Steady illumination, nothing that's going to detract from drivers coming down 207?

MR. EICH: No, sir. Should I keep going or wait for you?

MR. KANE: You can keep going.

MR. EICH: The next one is a picture of Dragon Nails right next door to it the sign we're requesting a variance of three foot longer on the sign, the signs are already up there, we're just coming in to make it all legal, trying to get a variance. And so it would be a great expense to us if we have to rip all these signs down signs that have been there for years.

MR. KANE: And all these signs approximately have been up about 15 years?

MR. EICH: Yes, sir.

MR. KANE: Any complaints formally or informally about any of these signs?

MR. EICH: None whatsoever, just when I come in here, here's what happened, Mr. Lester Clark used to own the property, the property was sold June of last year and through him purchasing the building in order to get his mortgage through and all that, these had to be complied with and he has money in escrow now and we just have to get a release on this in order to get his money back out of escrow when he bought the property. Now we repaved the lot and everything. This next one there was a big double sign there, we took that down, we repaired a lot in the plaza, made it a decent looking place, there's a bagel store going in there, there's the credit union just purchased, rented from us, Federal Credit Union, so we have all stores rented but two.

MR. KANE: These will be the only variances that are going to be requested as far as signs for this particular mall?

MR. EICH: No, there's five.

MR. KANE: All of them?

MR. EICH: Yes.

MR. KANE: So you have new stores coming in, you're not going to be back at a later point in time?

MR. EICH: No, sir, they're all taken care of, all the other signs are right.

MR. MINUTA: The issue is to take the existing signage and make it in conformance with the code, you're not adding anything?

MR. EICH: Not at all.

MR. BABCOCK: And he's taken down several signs to try to come in compliance. Any new signs he's made come

into compliance and some of the signs are owned by tenants, so it's tough for him to go to an existing tenant and tell them their sign's no good that's been there for 15 years. That's his problem.

MR. KANE: Any other questions?

MR. REIS: No, there's nothing else you can do, Bill, to bring this into conformity? You've done everything you can?

MR. EICH: I've done everything we could, we put a big money value in there already as far as cleaning up and everything and these do look proper, it looks nice all lit up at night, it doesn't look shabby or anything, it's a nice looking mall.

MR. KANE: In your mind's eye, you've taken down a lot of old signs, cleaned everything up and you're trying to, it would be financially a financial hardship to take those signs down and replace them with even conforming signs?

MR. EICH: Yes, sir.

MR. MINUTA: Accept a motion?

MR. KANE: Yes, I will. Just for, William, for the public hearing again some pictures just from the roadway looking at the mall.

MR. EICH: Okay.

MR. MINUTA: Accept a motion?

MR. KANE: Yes.

MR. MINUTA: Make a motion that we forward Mr. William Eich for the Stewart Mall to a public hearing for request of sign variances as listed on the document.

March 22, 2004

13

MR. REIS: Second it.

ROLL CALL

MR. RIVERA	AYE
MR. REIS	AYE
MR. MINUTA	AYE
MR. KANE	AYE



PROJECT: Wayne Corts (Stewart Mall) ZBA# 04-17
P.B.#

APPROVED: M) _____ S) _____ VOTE: A _____ N _____
 RIVERA _____
 MCDONALD _____ CARRIED: Y _____ N _____
 REIS _____
 MINUTA _____
 KANE _____

CARRIED: Y ☒ **N** ☐.

[illegible]

**ZONING BOARD OF APPEALS: TOWN OF NEW WINDSOR
COUNTY OF ORANGE: STATE OF NEW YORK**

-----X

In the Matter of the Application for Variance of

WAYNE CORTS (STEWART MALL)

AFFIDAVIT OF
SERVICE
BY MAIL

#04-17

_____ X

STATE OF NEW YORK)

) SS:

COUNTY OF ORANGE)

MYRA L. MASON, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 67 Bethlehem Road, New Windsor, NY 12553.

That on the 26TH day of **MARCH**, 2004, I compared the 15 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor's Office regarding the above application for a variance and I find that the addresses are identical to the list received. I then placed the envelopes in a U.S. Depository within the Town of New Windsor.

Sworn to before me this

Myra L. Mason
Myra L. Mason, Secretary

5th day of April, 2004

J. F. Mead (Gallegos)
Notary Public

JENNIFER MEAD
Notary Public, State Of New York
No. 01ME6050024
Qualified In Orange County
Commission Expires 10/30/ 2006

PUBLIC HEARING NOTICE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

Appeal No. 04-17

Request of WAYNE CORTS (STEWART MALL)

for a VARIANCE of the Zoning Local Law to Permit:

Sign Variances as follows:

TAX MAP #3-1-33.1

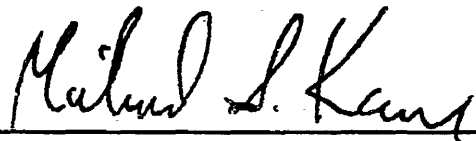
Directory Sign - 3 feet Height (48-18-H,1,A,(2))
Directory Sign - 80 sq. ft. From Lot Lines (48-18-H,1,A,(2))
Suite 300 Wall Sign - 3 ft. 6 in. Width (48-18,1-B,(1))
Suite 100 & 200 Wall Sign - 3 ft. 6" Width (48-18-B.1)

TAX MAP #3-1-33.2

Suite 100 Wall Sign - 4 feet Width (48-18,1-B(1))
Suite 200 Wall Sign - 10 ft. Width (48-18-B-1)

for property located at: Rt. 207 in an NC Zone

PUBLIC HEARING will take place on APRIL 12, 2004 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 P.M.



Michael Kane, Chairman

TOWN OF NEW WINDSOR

REQUEST FOR NOTIFICATION LIST

DATE: 03-24-2004 PROJECT NUMBER: ZBA# 04-17 P.B. # _____

APPLICANT NAME: WAYNE CORTS (STEWART MALL)

PERSON TO NOTIFY TO PICK UP LIST:

WILLIAM EICH
2 HOLLY CT.
HIGHLAND MILLS, NY 10930

TELEPHONE: 928-6000

TAX MAP NUMBER:	SEC. <u>3</u>	BLOCK <u>1</u>	LOT <u>33.1</u>
	SEC. <u>3</u>	BLOCK <u>1</u>	LOT <u>33.2</u>
	SEC. _____	BLOCK _____	LOT _____

PROPERTY LOCATION: RT. 207
NEW WINDSOR, NY

THIS LIST IS BEING REQUESTED BY:

NEW WINDSOR PLANNING BOARD: _____

SITE PLAN OR SUBDIVISION: (ABUTTING AND ACROSS ANY STREET) _____

SPECIAL PERMIT ONLY: (ANYONE WITHIN 500 FEET) _____

AGRICULTURAL DISTRICT:
 (ANYONE WITHIN THE AG DISTRICT WHICH IS WITHIN 500'
 OF SITE PLAN OR SUBDIVISION PROJECT) _____

❖ ❖

NEW WINDSOR ZONING BOARD XXX

LIST WILL CONSIST OF ALL PROPERTY WITHIN 500 FEET OF PROJECT XXX

❖ ❖

AMOUNT OF DEPOSIT: 25.00 CHECK NUMBER: 1311

TOTAL CHARGES: _____



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-4693

Assessors Office

March 25, 2004

William Eich
2 Holly Court
Highland Mills, NY 10930

Re: 3-1-33.1 & 3-1-33.2

Dear Mr. Eich:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.


The charge for this service is \$ 35.00, minus your deposit of \$25.00.

Please remit the balance of \$ 10.00 to the Town Clerk's Office.

Sincerely,

J. Todd Wiley
Sole Assessor

JTW/tmp
Attachments



3-1-1.12 & 3-1-63
NYS DOT -- Accounting Bureau
c/o Carlton Boorn
Bldg 5 -- Dept of Transport
State Campus Room 401
Albany, NY 12232-0745

3-1-31.1
New Windsor Power Equipment Corp.
988 Little Britain Road
New Windsor, NY 12553

3-1-32.2
Angelo Sakadelis
345 Toleman Road
Rock Tavern, NY 12575

32-2-14
Vails Gate Fire Company
P.O. Box 101
Vails Gate, NY 12584

33-2-1
James Petro, Jr.
Crotty & Dunn, P.C. et. al
P.O. Box 928
Vails Gate, NY 12584

33-2-4
Andrew Bivona
3 Lynn Place
New Paltz, NY 12561

33-2-5
Linda Borger
2131 River Ridge Road
St. Joseph, MO 64507

33-2-6
Karen Kersten
5319 Foxglove Drive
Bossier City, LA 71112

33-2-9.21
Jean Flynn
1023 Little Britain Road
New Windsor, NY 12553

33-2-10 & 33-2-11
Angelo & Lucia Feola
11 Vance Lane
Rock Tavern, NY 12575

33-2-12.1
Windsor Enterprises, Inc.
P.O. Box 928
Vails Gate, NY 12584

33-2-15
John J Sr., Helen F, John J Jr., & Helen G
Rueckert
Box 22 East Green Road
Rock Tavern, NY 12575

33-2-16.1
Baljinder Pal & Amarjit Singh
1035 Little Britain Road
New Windsor, NY 12553

33-2-16.2
James Petro, Jr.
P.O. Box 928
Vails Gate, NY 12584

33-2-17
Windsor Enterprises, Inc.
5020 Route 9W
Newburgh, NY 12550



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4695

ZONING BOARD OF APPEALS

March 26, 2004

William Eich
2 Holly Ct.
Highland Mills, NY 10930

SUBJECT: REQUEST FOR VARIANCE #04-17

Dear Mr. Eich:

This is just to let you know your Notices for Public Hearing were mailed out and the notice was also sent to The Sentinel Newspaper for publication. **PLEASE NOTE: The Sentinel will bill you directly for this add. This is not included in the escrow you posted upon application.**

Your Public Hearing before the Zoning Board of Appeals for your requested variance at:

Stewart Mall
New Windsor, NY

is scheduled for the April 12th, 2004 agenda.

This meeting starts at 7:30 p.m. and is held in the Town Meeting Room at Town Hall. If you have any questions or concerns in this matter, please feel free to contact me.

Very truly yours,

Myra Mason
Myra Mason, Secretary
Zoning Board of Appeals

MLM:mlm

Bill,
Please bring me
a couple of photos taken
from the roadway - looking
at the buildings from a distance.
P.S. Please bring them in
before the 12th.
Thanks,
Myra



RESULTS OF Z.B.A. MEETING OF:

March 22, 2004PROJECT: Stewart Mall - Wayne CorteZBA # 04-17

P.B.#



USE VARIANCE:

NEED: EAF

PROXY

LEAD AGENCY: M) S) VOTE: A N

RIVERA

MCDONALD

REIS

MINUTA

KANE

CARRIED: Y N

PUBLIC HEARING: M) S) VOTE: A N

RIVERA

MCDONALD

REIS

MINUTA

KANE

CARRIED: Y N

NEGATIVE DEC: M) S) VOTE: A N

RIVERA

MCDONALD

REIS

MINUTA

KANE

CARRIED: Y N

APPROVED: M) S) VOTE: A N

RIVERA

MCDONALD

REIS

MINUTA

KANE

CARRIED: Y N

ALL VARIANCES - PRELIMINARY APPEARANCE:

SCHEDULE PUBLIC HEARING:

M) MN S) RoVOTE: A X N 0

RIVERA

~~MCDONALD~~

REIS

MINUTA

KANE

CARRIED: Y ✓ N

PUBLIC HEARING:

STATEMENT OF MAILING READ INTO MINUTES

VARIANCE APPROVED:

M) S) VOTE: A N

RIVERA

MC DONALD

REIS

MINUTA

KANE

CARRIED: Y N

No flashing signsSigns existing for approx. 15 yearsNo complaintsNeed picture from roadway looking at store

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

RECEIPT OF ESCROW RECEIVED:

DATE RECEIVED: 03-04-04

FOR: ESCROW 04-17

FROM: THE GREENS AT WOODBURY LLC

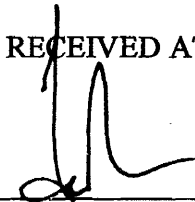
3 VICTORIA COURT

CENTRAL VALLEY, NY 10917

CHECK NUMBER: 1310

AMOUNT: 500.00

RECEIVED AT COMPTROLLER'S OFFICE BY:



NAME

3/10/04

DATE

PLEASE RETURN SIGNED COPY TO MYRA FOR FILING

THANK YOU

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#242-2004

03/10/2004

The Greens At Woodbury Llc

Received \$ 150.00 for Zoning Board Fees, on 03/10/2004. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NY 12553
(845) 563-4615 (MYRA MASON)



3/8/22

ZONING BOARD PROCEDURES

**PLEASE READ PAGE ONE AND TWO OF THIS PACKAGE AND SIGN PAGE TWO
IT EXPLAINS THE PROCEDURE TO BE FOLLOWED FOR YOUR APPLICATION.**

PLEASE COMPLETE THE ATTACHED APPLICATION FORMS WHERE IT APPLIES TO YOUR SITUATION AND RETURN TO MYRA MASON (845-563-4615) AT THE ZONING BOARD OFFICE (LOCATED IN THE PLANNING BOARD & ENGINEERING OFFICE IN TOWN HALL) WITH THREE CHECKS MADE PAYABLE TO "THE TOWN OF NEW WINDSOR" AS FOLLOWS:

RESIDENTIAL: (Three Separate Checks Please)

APPLICATION FEE:	\$ 50.00
*ESCROW:	\$300.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

MULTI-FAMILY: (Three Separate Checks Please)

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

COMMERCIAL: (Three Separate Checks Please)

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

INTERPRETATION: (Three Separate Checks Please)

APPLICATION FEE:	\$150.00
*ESCROW:	\$500.00
** <u>DEPOSIT</u> FOR PUBLIC HEARING LIST:	\$ 25.00

YOU WILL THEN BE SCHEDULED FOR THE NEXT AVAILABLE AGENDA FOR YOUR "PRELIMINARY MEETING".

*

ESCROW

IS TO COVER OUTSIDE PROFESSIONAL FEES SUCH AS ZBA ATTORNEY FEE, MINUTES OF YOUR PORTION OF THE MEETING, ETC. THE BALANCE WILL BE RETURNED TO YOU UPON CLOSING FILE.

THE APPLICANT WILL BE BILLED DIRECTLY FOR THE PUBLIC HEARING ADVERTISEMENT IN THE "SENTINEL NEWSPAPER"

**

LIST OF PROPERTY OWNERS
WITHIN 500 FT. RADIUS OF
PROPERTY IN QUESTION:

APPROXIMATE COST FOR
PUBLIC HEARING LIST:

1-10 NAMES	25.00
11-20 NAMES	35.00
21-30 NAMES	45.00
31-40 NAMES	55.00
41-50 NAMES	65.00
51-60 NAMES	75.00
61-70 NAMES	85.00
71-80 NAMES	95.00
81-90 NAMES	105.00
91-100 NAMES	115.00

ANYTHING OVER 100 NAMES
IS \$1.00 EA. ADDITIONAL
NAME

MAR - 2 2004

FOLLOWING YOUR PRELIMINARY MEETING, THE ZONING BOARD SECRETARY WILL ORDER YOUR "PUBLIC HEARING LIST" FROM THE ASSESSOR'S OFFICE.

1. WHEN THE ASSESSOR'S OFFICE NOTIFIES YOU THAT YOUR LIST IS READY, YOU MUST COME IN AND PAY THE BALANCE DUE FOR THE LIST. (THIS WILL BE PREPARED ON LABELS FOR YOUR CONVENIENCE).
2. PREPARE AN ENVELOPE (self-sealing envelopes are much appreciated) FOR EACH LABEL WITH YOUR RETURN ADDRESS AND A REGULAR \$.37 STAMP. BRING THE PREPARED ENVELOPES AND A COPY OF THE LIST TO THE ZONING BOARD SECRETARY FOR MAILING. YOUR PUBLIC HEARING DATE WILL BE SCHEDULED AT THIS TIME.

NOTE:

IF IT IS EASIER FOR YOU, YOU CAN BRING THE ENVELOPES WITH YOU WHEN YOU PICK UP AND PAY FOR YOUR LIST. YOU CAN PUT THE LABELS ON AT THAT TIME AND BRING THEM TO THE ZBA OFFICE FOR COMPLETION.

*** * MUST READ AND SIGN * ***

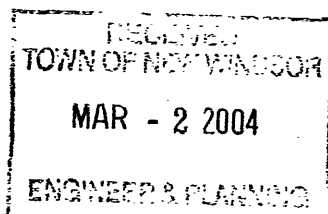
I UNDERSTAND THAT I WILL BE BILLED DIRECTLY FOR MY "LEGAL NOTICE" TO BE PUBLISHED IN THE SENTINEL NEWSPAPER FOR MY PUBLIC HEARING....(this charge is not deducted from your escrow posted).

W. J. Smith
SIGNATURE

WAYNE CARTS 2-18-04
DATE

NOTE:

THE ZBA MEETS ON THE 2ND AND 4TH MONDAY OF EACH MONTH UNLESS A HOLIDAY FALLS ON THAT DATE. (JULY AND AUGUST - ONE MEETING PER MONTH ONLY)



PAGE 2

COMPLETE THIS PAGE ☐

04-17



TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE



_____ Application Type: Use Variance ☐ Area Variance ☐
Date Sign Variance ☐ Interpretation ☐

I. Owner Information:

WILYNE COATS Phone Number: (938) 6080
(Name) Fax Number: (938) 6747

3 VICTORIA CT CENTRAL VALLEY NY - 10917
(Address)

II. If Moving to New Address, please list forwarding address for return of escrow:

_____ Phone Number: ()
(Name) Fax Number: ()

(Address)

III. Attorney:

_____ Phone Number: ()
(Name) Fax Number: ()

(Address)

IV. Representative Contractor/Engineer/Architect/Surveyor/:

WILLIAM C. EICH Phone Number ()
(Name) Fax Number ()

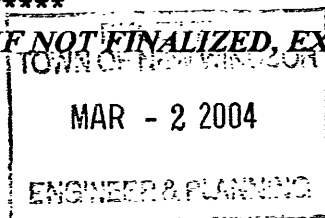
21 HOLLY CT HIGHLAND HILLS NY 10930
(Address)

V. Property Information:

Zone: N.C Property Address in Question: LITTLE BRITAIN RD.
Lot Size: _____ Tax Map Number: Section 3 Block 1 Lot 33.1 33.2
a. What other zones lie within 500 feet? _____
b. Is pending sale or lease subject to ZBA approval of this Application? NO
c. When was property purchased by present owner? 6-2-03
d. Has property been subdivided previously? NO If so, When: _____
e. Has an Order to Remedy Violation been issued against the property by the Building/Zoning/Fire Inspector? NO
f. Is there any outside storage at the property now or is any proposed? NO

****PLEASE NOTE:****

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.



04-17

COMPLETE THIS PAGE ☐

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

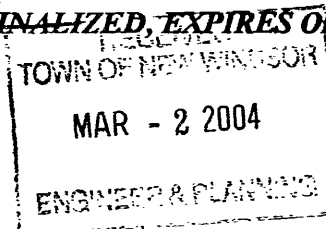
- IX. In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3) whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created.

After reading the above paragraph, please describe why you believe the ZBA should grant your application for an Area Variance:

*EVERY THING IS PRE-EXISTING
WE NEED TO MAKE IT LEGAL, FOR LAST
15 YRS -*

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.



04-17

COMPLETE THIS PAGE ☐

**TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS**

APPLICATION FOR VARIANCE - continued

X. SIGN VARIANCE:

- (a) Variance requested from New Windsor Zoning Local Law,
Section _____, Supplementary Sign Regulations

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign #1	<i>See Building Dept Denials</i>		
Sign #2			
Sign #3			
Sign #4			

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons
for requiring extra or oversized signs.

[Handwritten: X]

- (c) What is total area in square feet of all signs on premises including signs on windows,
face of building and freestanding signs _____?

XI. INTERPRETATION:

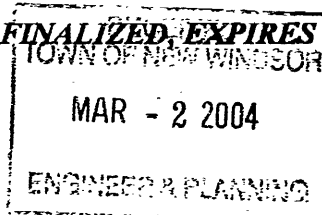
- (a) Interpretation requested of New Windsor Zoning Local Law,
Section _____

- (b) Describe in detail the proposal before the Board:

[Handwritten: X]

PLEASE NOTE:

**THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE
OF SUBMITTAL.**



04-17

COMPLETE THIS PAGE ☐

XII. ADDITIONAL COMMENTS:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaped, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)
-

XIII. ATTACHMENTS REQUIRED:

- ☐ Copy of contract of sale, lease or franchise agreement. Copy of deed and title policy.
- ☐ Copy of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☐ Copies of signs with dimensions and location.
- ☐ Three checks: (each payable to the TOWN OF NEW WINDSOR)
- ☒ One in the amount of \$ 300.00 or 500.00 (escrow)
- ☒ One in the amount of \$ 50.00 or 150.00 (application fee)
- ☐ One in the amount of \$ 25.00 (Public Hearing List Deposit)
- ☒ Photographs of existing premises from several angles. (IF SUBMITTING DIGITAL PHOTOS PRINTED FROM COMPUTER – PLEASE SUBMIT FOUR(4) SETS OF THE PHOTOS.)

XIV. AFFIDAVIT.

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

Sworn to before me this:

18th day of February 20 04

Lisa M. Amanti

Signature and Stamp of Notary

LISA M. AMANTI
Notary Public, State of N.Y.
No. 01AM6085364
Resident of Orange County
Commission Expires 12/23/06

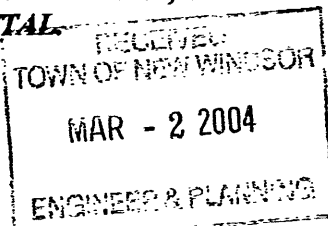
X Wayne Gots
Owner's Signature (Notarized)

Wayne Gots
Owner's Name (Please Print)

Applicant's Signature (If not Owner)

PLEASE NOTE:

THIS APPLICATION, IF NOT FINALIZED, EXPIRES ONE YEAR FROM THE DATE OF SUBMITTAL.



04-17

COMPLETE THIS PAGE ☐

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR ZONING BOARD OF APPEALS

WAYNE CORTS, deposes and says that he resides
(OWNER)

at 3 VICTORIA CT, CENTRAL VALLEY, NY 10917 in the County of ORANGE
(OWNER'S ADDRESS)

and State of NEW YORK and that he is the owner of property tax map

(Sec. 33 Block 1 Lot 33.1)
designation number (Sec. 33 Block 1 Lot 33.2) which is the premises described in

the foregoing application and that he authorizes:

William Eich
(Applicant Name & Address, if different from owner)

(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: _____

**

[Signature]
Owner's Signature (MUST BE NOTARIZED)

Sworn to before me this:

18th day of February 2004

Lisa M. Amanti

LISA M. AMANTI
Notary Public, State of N.Y.
No. 01AM6085364
Resident of Orange County
Commission Expires 12/23/06

Signature and Stamp of Notary

Applicant's Signature (If different than owner)

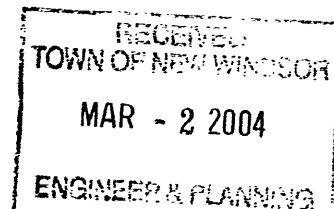
X [Signature]
Representative's Signature

Bill Eich

THIS FORM IS TO BE COMPLETED ONLY IF SOMEONE OTHER THAN THE PROPERTY OWNER WILL BE APPEARING AS REPRESENTATION OF THE OWNER AT THE ZBA MEETINGS.

**** PLEASE NOTE:**

ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.



COMPLETE THIS PAGE ☐

04-17